



Commitment for Title Insurance

Title Officer: Team Zeke
Email: TeamZeke@ctt.com
Title No.: 224713-SC

Property Address:

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SUBDIVISION

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Guarantee/Certificate Number:

224713-SC

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

CORE Design Inc.

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
701 5th Avenue, Suite 2700
Seattle, WA 98104

Countersigned By:

Sara Bennett
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Team Zeke
Chicago Title Company of Washington
701 5th Avenue, Suite 2700
Seattle, WA 98104
Main Phone: (206)628-5610
Email: TeamZeke@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.88

Effective Date: November 9, 2022 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

Taylor Morrison Northwest, LLC, a Delaware limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

New Parcel D, City of Issaquah Boundary Line Adjustment No. LLA11-00002, recorded October 6, 2011 under [Recording Number 20111006900006](#), records of King County, Washington;

Except that portion thereof conveyed to the City of Issaquah by Dedication of Right of Way Deed recorded December 20, 2013 under [Recording Number 20131220000718](#), records of King County, Washington; and

Except that portion lying Easterly of Lots 85 and 86 of Forest Ridge at Issaquah Highlands (Parcel C), as per plat recorded in [Volume 258 of Plats, Pages 80](#) through 86, inclusive, records of King County, Washington; and

Except the North 18 feet of the West 68 feet of the East 309.02 feet as measured parallel with and perpendicular to the North line of said New Parcel D.

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SPECIAL EXCEPTIONS

1. Matters contained in that certain document:

Entitled: School Mitigation Agreement Regarding the Grand Ridge Urban Planned Development
Executed by: The Grand Ridge Partnership and the Glacier Ridge Partnership
And: The Issaquah School District No. 411
Recording Date: August 16, 1995
[Recording No.: 9508160202](#)

Reference is hereby made to said document for full particulars.

First Amendment to School Mitigation Agreement:

Recording Date: December 12, 1997
[Recording No.: 9712121468](#)

2. Matters contained in that certain document:

Entitled: Declaration of Covenants of Cooperation
Executed by: Glacier Ridge Partnership
And: Grand Ridge Partnership
And: Lakeside Industries
And: Black River Sand and Gravel Co.
Recording Date: December 20, 1995
[Recording No.: 9512201313](#)

Reference is hereby made to said document for full particulars.

Modification(s) of said agreement:

Recording Date: September 19, 1996 and May 16, 1997
[Recording No.: 9609191192](#), and
[Recording No.: 9705161550](#)

3. Matters contained in that certain document:

Entitled: Memorandum of Agreement
Executed by: The Grand Ridge Partnership and the Glacier Ridge Partnership
And: The City of Issaquah
Recording Date: June 25, 1996
[Recording No.: 9606251228](#)

Reference is hereby made to said document for full particulars.

SCHEDULE B

(continued)

Amendment to Agreement:

[Recording No. 20020118001733](#), [Recording No. 20081230001176](#), [Recording No. 20091106000576](#),
[Recording No. 20101112001401](#), [Recording No. 20111109000637](#), [Recording No. 20131217001764](#),
[Recording No. 20181019000278](#), [Recording No. 20190228000022](#), [Recording No. 20200409001046](#)

4. Matters contained in that certain document:

Entitled: Term Deed of Development Rights, Conservation and Trail Easement, Covenants and
Obligations
Executed by: Grand Ridge Partnership
And: King County
Recording Date: December 3, 1996
[Recording No.: 9612030694](#), and
[Recording No.: 9612030695](#)

Reference is hereby made to said document for full particulars.

Declaration of Retained and Assigned Rights under Development Agreement and Conservation Easements:

Recording Date: November 7, 2005
Recording No.: 20051107000628

Recording Date: April 13, 2007
[Recording No.: 20070413002075](#)

5. Matters contained in that certain document:

Entitled: Declaration of Easements and Covenant to Share Costs for Issaquah Highlands
Executed by: Grand Ridge Partnership
And: Glacier Ridge Partnership
Recording Date: April 28, 1997
[Recording No.: 9704281807](#)

Reference is hereby made to said document for full particulars.

Modification(s) of said instrument:

[Recording No. 9712190675](#), [Recording No. 9812142681](#), [Recording No. 19990812000177](#),
[Recording No. 19991011000726](#), [Recording No. 20001113000115](#), [Recording No. 20011119002072](#),
[Recording No. 20011128000871](#), [Recording No. 20020108001734](#), [Recording No. 20020508000732](#),
[Recording No. 20020508000733](#), [Recording No. 20021120001900](#), [Recording No. 20021120001921](#),
[Recording No. 20021204000139](#), [Recording No. 20030515002495](#), [Recording No. 20030625003048](#),
[Recording No. 20031118000198](#), [Recording No. 20031120000444](#), [Recording No. 20040818002426](#),
[Recording No. 20041026000314](#), [Recording No. 20041117000908](#), [Recording No. 20041201000532](#),
[Recording No. 20050601000451](#), [Recording No. 20050922000299](#), [Recording No. 20051107000630](#),
[Recording No. 20060215000132](#) (re-record of [Recording No. 20051114001848](#)),
[Recording No. 20051206000433](#), [Recording No. 200603300000553](#), [Recording No. 20060517000082](#),
[Recording No. 20070413002074](#), [Recording No. 20070910000991](#), [Recording No. 20080625001752](#),
[Recording No. 20080918001615](#), [Recording No. 20081029001182](#) and [Recording No. 20081216000517](#)

SCHEDULE B

(continued)

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Issaquah Highlands Final Plat of Divisions 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 & 18:

[Recording No. 9712171813](#), in [Volume 183 of Plats, pages 88-98](#)

7. Matters contained in that certain document:

Entitled: Memorandum of Ownership of Fiber Optic System (Issaquah Highlands)
Executed by: Glacier Ridge Partnership
And: Grand Ridge Partnership
Recording Date: February 18, 2003
[Recording No.: 20030218001542](#)

Reference is hereby made to said document for full particulars.

Modification(s) of said instrument:

[Recording No. 20040818002421](#), [Recording No. 20041026000309](#), [Recording No. 20041117000903](#),
[Recording No. 20041201000517](#), [Recording No. 20050601000446](#), [Recording No. 20050922000303](#),
[Recording No. 20051107000625](#), [Recording No. 20051114001843](#), [Recording No. 20060330000548](#),
[Recording No. 20060319000248](#), [Recording No. 20061101000926](#), [Recording No. 20061107000719](#),
[Recording No. 20061220001723](#), [Recording No. 20080926000559](#), [Recording No. 20081029001225](#) and
[Recording No. 20081216000520](#)

8. Matters contained in that certain document:

Entitled: Covenant for Community
Executed by: Grand Ridge Partnership
And: Glacier Ridge Partnership
Recording Date: September 11, 2003
[Recording No.: 20030911002246](#), which is a re-record of [Recording No. 20030520000559](#)

Reference is hereby made to said document for full particulars.

Modification(s) of said instrument:

[Recording No. 20030723000761](#), [Recording No. 20031121000403](#), [Recording No. 20040818002422](#),
[Recording No. 20041026000310](#), [Recording No. 20041117000904](#), [Recording No. 20041201000518](#),
[Recording No. 20050411000021](#), [Recording No. 20050922000304](#), [Recording No. 20051107000626](#),
[Recording No. 20051114001844](#), [Recording No. 20060215000131](#), [Recording No. 20060330000549](#),
[Recording No. 20060619000249](#), [Recording No. 20061101000927](#), [Recording No. 20061107000718](#),
[Recording No. 20061220001724](#), [Recording No. 20070719001712](#), [Recording No. 20070730001823](#),
[Recording No. 20080926000557](#), [Recording No. 20080926000558](#), [Recording No. 20081216000521](#),
[Recording No. 20090227001959](#), [Recording No. 20090421000825](#), [Recording No. 20090821002105](#),
[Recording No. 20091229002093](#), [Recording No. 20100805001280](#), [Recording No. 20110323001692](#),
[Recording No. 20111219001692](#), [Recording No. 20120308000906](#)

SCHEDULE B

(continued)

9. Matters contained in that certain document:

Entitled: Memorandum of Master Developer's Repurchase Option and Other Rights and Subordination
Executed by: Grand-Glacier LLC
Recording Date: October 23, 2007
[Recording No.: 20071023001831](#)

Reference is hereby made to said document for full particulars.

Modification(s) of said instrument:

[Recording No. 20071128001142](#), [Recording No. 20080107000823](#), [Recording No. 20080107000825](#),
[Recording No. 20080423000750](#), [Recording No. 20080625001848](#), [Recording No. 20081114001095](#),
[Recording No. 20081202001283](#), [Recording No. 20081219000787](#), [Recording No. 20091223001923](#),
[Recording No. 20091229002089](#), [Recording No. 20100119001176](#), [Recording No. 20100805001281](#),
[Recording No. 20101223001667](#), [Recording No. 20111219001691](#), [Recording No. 20111222001519](#),
[Recording No. 20121108001774](#), [Recording No. 20130416002286](#), [Recording No. 20130920001979](#) and
[Recording No. 20131218001243](#)

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Final Plat of Issaquah Highlands South Expansion:

[Recording No. 20081216000515](#), in [Volume 250 of Plats, pages 39-42](#)

11. Matters contained in that certain document:

Entitled: Issaquah Highlands Summary Notice of Governing Document and Development Agreements
Executed by: Grand-Glacier LLC
Recording Date: December 16, 2008
[Recording No.: 20081216000518](#)

Reference is hereby made to said document for full particulars.

12. Matters contained in that certain document:

Entitled: Declaration of Retained and Assigned Rights under Development Agreement and Conservation Easements
Executed by: Grand-Glacier LLC
Recording Date: December 16, 2008
[Recording No.: 20081216000519](#)

Reference is hereby made to said document for full particulars.

SCHEDULE B

(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: one or more utility systems for purposes of transmission, distribution and sale of gas and electricity, and appurtenances
Recording Date: September 24, 2009
[Recording No.: 20090924000362](#)
Affects: portion of said premises and other property as described therein

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: one or more utility systems for purposes of transmission, distribution and sale of gas and electricity, and appurtenances
Recording Date: September 24, 2009
[Recording No.: 20090924000363](#)
Affects: portion of said premises and other property as described therein

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Issaquah Boundary Line Adjustment No. LLA09-007IH:

[Recording No: 20091211900003](#)

16. Reservations and recitals contained in the Deed as set forth below:

Grantor: State of Washington
Grantee: City of Issaquah
Recording Date: March 24, 2011
[Recording No.: 20110324001742](#)

Said document provides for, among other things, the following:

"For and in consideration of the terms and conditions of the Agreement to Exchange Surplus Property for Highway Improvements to be Constructed, dated September 29, 2006, including, but not limited to, Grantee performing the operation and maintenance of the drainage and wetland buffer mitigation requirements imposed by the Record of Decision for the I-90 South Sammamish Plateau Access Road project (Sunset Interchange) and as detailed in Permit #19313, dated July 21, 2010 and Franchise #10563, dated October 23, 2006."

17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Issaquah Boundary Line Adjustment No. LLA 11-00002:

[Recording No: 20111006900006](#)

SCHEDULE B

(continued)

18. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document:

Recording Date: June 7, 2012

[Recording No.: 20120607000111](#)

Said instrument further states: "This Declaration amends, restates, supersedes and replaces in its entirety that certain Declaration of Covenants, Conditions and Restriction for Issaquah Highlands Residential Properties, originally dated April 28, 1977, and recorded under King County [Recording No. 9704281806](#), as amended and supplemented."

Modification(s) of said instrument:

[Recording No. 20121106001859](#), [Recording No. 20121129001656](#), [Recording No. 20130503001340](#),
[Recording No. 20140820001419](#), [Recording No. 20160713000835](#), [Recording No. 20170616001587](#),
[Recording No. 20170616001588](#), [Recording No. 20171012001133](#)

19. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Declaration of Covenants, Conditions and Restrictions for Issaquah Highlands Residential Properties.

Recorded: June 7, 2012

[Recording No.: 20120607000111](#)

20. Provisions contained in the articles of incorporation and bylaws of Issaquah Highlands Community Association, including any liability to assessment lien.

Notice of Amended By-Laws:

Recording Date: August 26, 2011

[Recording No.: 20110826001331](#)

21. Matters contained in that certain document:

Entitled: Covenant for Community for Issaquah Highlands

Executed by: Grand-Glacier LLC

Recording Date: April 12, 2013

[Recording No.: 20130412002092](#)

Reference is hereby made to said document for full particulars.

Said instrument amends and restates instruments recorded under [Recording No. 20030911002246](#) (a re-record of [Recording No. 20030520000559](#)) and [Recording No. 20040204000499](#)

Modification(s) of said instrument:

[Recording No. 20131018000936](#), [Recording No. 20140820001420](#) and [Recording No. 20151104000722](#)

SCHEDULE B

(continued)

22. Matters contained in that certain document:

Entitled: Notice of Fees Due at Escrow and Upon Purchase under Declaration of CC&Rs at Issaquah Highlands
Executed by: Issaquah Highlands Community Association
Recording Date: November 4, 2015
[Recording No.: 20151104000721](#)

Reference is hereby made to said document for full particulars.

23. Covenant as contained in Statutory Warranty Deed:

Grantor: City of Issaquah
Grantee: Taylor Morrison Northwest, LLC
Recorded: May 19, 2022
[Recording No.: 20220519000735](#)

As follows:

Development of the real property legally described herein shall be limited to eleven (11) market-rate, single family homes.

24. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by a survey made by Core Design dated February 3, 2022, as Project No. 17136:

Variation between location of fence and the Southwesterly line.

25. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: 363040-0040
Levy Code: 1405
Assessed Value-Land: \$1,875,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$10,890.65
Paid: \$10,890.65
Unpaid: \$0.00

26. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

SCHEDULE B

(continued)

Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Ptn New Parcel D, Issaquah BLA No. LLA11-00002, Rec No. 20111006900006

Tax Account No.: 363040-0040

Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF SCHEDULE B